
CHAPTER 2 - PLAN MODIFICATIONS

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This chapter describes modifications to the proposed Specific Plan since preparation of the DEIR. Most of the modifications were made in response to comments received on the DEIR from the County, agencies, and/or individuals or groups of individuals. The currently proposed land use plan is identified in Revised Table 3-1 below, and is depicted on Revised Figure 3-3, Modified Land Use Diagram. Revised Figure 3-4, Modified Master Lotting Plan, identifies the currently proposed lotting plan, with the underlying prior lotting plan shown in a gray shade underneath the current plan.

**Revised Table 3-1
Bickford Ranch Specific Plan
Land Use Summary**

*Text
Revision*

Key	Residential	Typical Lot Size	Units ±	Acres	% of Area
RE	Rural Estate	3.0 – 10 ac.	28	155.4	
RR	Rural Residential	0.9 – 3.0 ac.	143	206.3	
ER	Estate Residential	0.3 – 1.0 ac.	462	275.8	
LDR	Low Density Residential	7,500 to 15,000 sq. ft.	330	121.0	
MLD	Medium Low Density	6,000 to 10,000 sq. ft.	371	92.9	
MD	Medium Density	5,000 to 7,400 sq. ft.	576	114.9	
VR	Village Residential		40	6.2	
Residential Subtotal			1,950	972.5	49.8%
OPEN SPACE/RECREATION					
BP	Bickford Ranch Park			56.8	
TP	Tower Park			3.7	
OSC	Open Space Corridors			52.1	
NOS	Natural Open Space			476.8	
GC	18-Hole Golf Course			308.0	
CH	Clubhouse/Recreation Center			6.0	
DR	Driving Range			21.0	
GMF	Golf Maintenance Facility			3.5	
Open Space/Recreation Subtotal				927.9	47.5%
COMMERCIAL					
VC	Village Commercial			7.9	0.4%
	Commercial Subtotal			7.9	
OTHER					
PFL	Public Facility Lot			1.0	
PCWA	PCWA Facilities			6.7	
FS	Fire Station ¹			1.7	
P/R	Park & Ride ²				
	Major Roads			36.4	
Other Subtotal				45.8	2.3%
Total			1,950	1,954.6	100%
School Site Reservation ³				15.09	

Notes:

- 1 1.0 acre net usable; 0.7 acres in Wetland Preservation Element
- 2 included in Village Commercial
- 3 included in Meadows Unit 1 and NOS lot 69

The following maps or plans were provided by the Applicant and were used in analyzing the environmental impacts of the plan modifications:

- Residential Changes from August 17, 1999 to February 10, 2000 (no date)
- Vesting Tentative Map Trail System, Sheet 3 (February 10, 2000)
- Master Plan, Bickford Ranch Meadows Park (January 26, 2000)
- Master Plan, Bickford Ranch Meadows Park (February 28, 2000)
- Preliminary Landscape Plan, Tower Park at Bickford Ranch (January 27, 2000)
- Open Space Areas Subject to Fuel Reduction (February 10, 2000)
- Open Space Fire Access (September 13, 1999)
- Oak Tree Reforestation Plan (September 1999)
- Master Plan – Tower Park (Conceptual) (July 2000)
- Master Plan – Village Commercial Center (January 2000)
- Modified Wetlands (July 14, 2000)
- Street Circulation (February 10, 2000)
- Modified Golf Course (March 2000)
- Modified Land Use (July 14, 2000)
- Modified Parks and Open Space (August 2000)

These data were used to revise DEIR figures or to prepare additional figures presented in this FEIR. New or revised DEIR figures mentioned in this FEIR are included following the page or comment letter where they are discussed. Other DEIR figures (not otherwise mentioned in this FEIR) that showed the prior lotting plan were also revised, for completeness, and can be found in Appendix A of this FEIR.

Changes in the future as a result of final design or other modifications will be evaluated as described in Section 1.2 of this document.

2.1 School Reservation Site

A 15.09 gross acre site (10.76 net acres) for a future school has been identified in the northwest portion of the project site. This site is shown on Revised Figure 34, Modified Master Lotting Diagram, and overlays the M-1 residential area lots 4 through 10 in the Meadows community and Natural Open Space lot 69. The school reservation site would be located adjacent to an expanded Bickford Ranch Park (see Section 2.2, below). The gate on the unnamed street bordering the western edge of the site near Sierra College Boulevard has been eliminated to provide through access, and gates have instead been placed at the entrances to cul-de-sacs along the roadway. New gate locations are shown on Revised Figure 3-11, Modified Circulation Master Plan. The environmental effects of a school at this location are analyzed in this Response to Comments document.

The Applicant would follow provisions of Government Code §66480, which states that the applicable school district (the district in which the school site is located) shall be required to enter into a binding agreement with the Applicant at the time of approval of either the large lot tentative or small lot tentative map, whichever occurs first, and to acquire the reserved area within two years after the completion and acceptance of all improvements of the large lot tentative or small lot tentative map, whichever occurs first, unless such period of time for acquisition is extended by mutual agreement.

If this agreement is not executed, the school reservation site would revert to the seven lots in the configuration noted on Revised Figure 3-4 in the DEIR.

2.2 Recreation Facilities

Trails System

The trails system has been revised, as shown on Revised Figure 37. The equestrian trail along the southern boundary has been deleted due to County concerns regarding lack of connectivity. These trails

were replaced by wilderness trails north of Boulder Ridge that would be used by hikers, joggers and equestrians. Clark Tunnel Road connector trails for multi-purpose use would be constructed to connect the Bickford Ranch Road trail system to SR 193 and Clark Tunnel Road south of the project site. A separated 5-foot-wide paved pedestrian/bike path adjoining a 3-foot-wide decomposed granite jogging path has been added along Bickford Ranch Road between the entrance of Heritage Ridge and the Village Commercial site, as shown in red on Revised Figure 3-7 and as shown in typical cross section on Revised Figure 3-12.

Bickford Ranch Park

Former residential area M-1A (10.81 acres) has been converted to recreation use (improved parkland) and added to Bickford Ranch Park, as shown on Revised Figures 33 and 34. The additional acreage accommodates additional soccer and baseball fields, as well as additional outdoor public gathering areas for picnics and play. The equestrian arena has been eliminated. A conceptual layout of Bickford Ranch Park is shown on Revised Figure 3-9.

Tower Park

The active park facilities in Tower Park have been changed to provide one sport court in the northern end and one tot lot and swings area in the southern end. These facilities have been pulled back to remove them from the proposed detention pond site. A portion of the existing Clark Tunnel Road will be retained as a dirt footpath in this area to provide internal connectivity between the northern and southern portions of the park. No changes are proposed to the existing culvert in Clark Tunnel Road within Tower Park. A conceptual layout of Tower Park is shown on Revised Figure 3-10.

Village Recreation Center

The Village Recreation Center has been deleted from the plan. See Section 2.3 below. An outdoor gathering area has been added to the Village Commercial Center next to the outdoor plaza, as shown in Revised Figure 3-5.

2.3 Multi-Family Use

Approximately 40 multi-family two-story market rate units are now proposed, although this number could vary. All buildings would have a maximum height of 34 feet, and would conform to the color restrictions for the buildings and roofs described in the Applicant's Specific Plan.

Twenty or more units would be one- and two-story apartment buildings located in the area previously designated as Village Recreation. Two parking spaces per unit would be provided. The actual number of units could vary; up to 88 units could be constructed under similar grading and disturbance conditions as was assumed for the Village Recreation Center. The total number of units would not contribute to an overall exceedance of the planned residential density of 1,950.

Twenty of the multi-family units would be townhouses with a maximum height of 34 feet. They would occupy the area across Bickford Ranch Road to the north of the apartments, in Ridges 7B, formerly lots 46 through 52. Two covered parking spaces per unit would be provided.

2.4 Water Distribution System

The water tank has been moved to R-16A on the easterly portion of the site, at the request of PCWA. This location would allow a larger number of the lots to be served by gravity flow and increased water

supply in the event of a power outage. The water tank would be approximately 100 feet in diameter and 25 to 30 feet high. It would be painted in an earth tone color and constructed of steel.

There would be two pump stations, one located at the tank and the other one at the southwest corner of lot 25 Ridge 18B. No change in routing of this pipeline would be required.

2.5 Minor Lot Line Changes

Lot lines were changed in various locations as depicted on Revised Figure 3-4. These changes were made to accommodate the changes identified above, as a result of more detailed topographic analysis in areas with dense tree cover, and to accommodate additional habitat and visual buffers in select locations. This has resulted in 10 fewer lots proposed in the Meadows community and 10 more lots proposed in the Ridges community, where the Village Residential units would be located. Changes in lot sizes are shown on Revised Figure 3-4.

Other changes include revision of the configuration for golf course hole #14, so that all necessary grading would occur outside of the 50-foot buffer area; removal of a portion of the original lot configuration at the southeastern edge of M-4 and M-5, and conversion to open space to reduce the amount of grading and tree removal required and to provide more open space and tree buffering between residential communities.

2.6 Bitterroot Use

Bitterroot is now proposed as a permanent use on the site. The permitted use would be for a wholesale nursery. Retail use would not be permitted without subsequent approval of a minor use permit. As shown on Revised Figure 3-4, the lot lines for the Bitterroot parcel have been modified slightly by moving the rear lot line north.

2.7 Perimeter Fencing

The Applicant has revised the Design Guidelines to eliminate one of the two types of perimeter fencing identified in the Design Guidelines. Rail-type fencing along the perimeter of the project area will not be used. Also, the Applicant may not fence the entire perimeter of the site. To the extent that perimeter fencing is installed, it will be open 3-wire with metal post fencing.